

FRANKFORT/FRANKLIN COUNTY
PLANNING COMMISSION

OCTOBER 9, 2008
5:30 P.M.

CHAIRMAN KEITH LEE, PRESIDING

Chairman Keith Lee called the meeting to order.
Recording Secretary Dianna Rogers called the roll.

Members Present:	Charles Booe	
	Charles Stewart	
	Annie Metcalf	
	Brent Sweger	
	Erika Hancock	
	Joyce Honaker	
	Patti Cross	
	Keith Lee	(8)

Members Absent:	Sherron Jackson	
	Dwayne Cook	
	Joe Sanderson	(3)

There being a quorum, the meeting proceeded.

The first item of business was approval of the minutes of the meeting of September 11, 2008. A motion was made by Mr. Sweger to approve the minutes. The motion was seconded by Ms. Cross and carried unanimously.

A motion was made by Ms. Cross to approve the following bills for payment:

Dianna Rogers – PC/September 2008	\$ 300.00
Dawn McDonald – BZA/September 2008	75.00
Edwin Logan – PC/September 2008	900.00
Edwin Logan – BZA/September 2008	600.00
MSN Properties – Refund – Withdrawn (AP)	300.00

The motion was seconded by Mr. Booe and carried unanimously.

There were no Reports of Officers, Reports of Standing Committees or Special Orders.

Under Special Select Committees, Chairman Keith Lee appointed the following for the Nominating Committee for Officers for next year: Keith Lee, Chairman; Brent Sweger, Charles Booe.

Under Staff Items, Mr. Robert Hewitt, County Planning Director, stated there was an APA application for the members and anyone interested in joining could submit it to him or Gary Muller, City Planning Director.

The first item of Old Business was a request tabled last month for preparation of a summary: The City of Frankfort Planning Staff is requesting approval of a text amendment to Article 12-Minimum Off Street Parking Requirements – Sections 12.012, 12.043, 12.044, 12.046, 12.05, 12.052, 12.082 & 12.09 of the City of Frankfort's Zoning Ordinance. Specifically, the request is to provide a maximum number of compact spaces, amends the parking surface material and depth, amends the setbacks, provides a 2' overhang when wheel stops are provided, requires spaces when change of use is greater than 5 additional spaces, and amends parking requirements for the special vehicles in residential areas.

A motion was made by Mr. Booe to take the item from the table and adopt the summary. The motion was seconded by Ms. Cross and carried unanimously.

A motion was made by Ms. Metcalf to approve the request and forward it to the City Commission. The motion was seconded by Mr. Booe and carried unanimously.

The second item of Old Business was a request tabled last month for preparation of a summary: The City of Frankfort Planning Staff is requesting approval of a text amendment to Article 13-Signage Requirements – Sections Table 13.2, Table 13.3, 13.19 & 13.283 of the City of Frankfort's Zoning Ordinance. Specifically, the request is to amend the number of temporary signs to 1 per site with a 5' setback, amend the size of pole signs to 60 square feet rather than 100 square feet, increase the square footage allowed for monument/ground signs from 32 square feet to 40 square feet as well as the height from 6' to 9' and the setback to 5' and to remove the requirement of removing billboards by June 27, 2007 and to clarify interstate sign locations.

A motion was made by Mr. Booe to remove the item from the table and adopt the summary. The motion was seconded by Ms. Cross and carried unanimously.

A motion was made by Mr. Booe to approve the request as submitted with the exception of Table 13.3 dealing with pole signs from 60 to 100 square feet. The motion was seconded by Ms. Hancock. Those voting in favor of the motion: Mr. Booe, Ms. Metcalf, Ms. Hancock, Ms. Honaker, Mr. Lee. Those voting against the motion: Mr. Stewart, Mr. Sweger and Ms. Cross. The motion carried by a vote of 5-3.

The only item of new business was a Public Hearing request from David Strohmeier for approval of a zone map amendment from Rural Residential District (RR) to Agricultural District (AG) for approximately 109 acres of property located at 267 Strohmeier Road in Franklin County, Kentucky.

The Recording Secretary called the item and swore in all wishing to speak regarding this matter. Mr. Robert Hewitt, County Planning Director, was qualified by Commission Attorney Edwin Logan. Mr. Hewitt stated he had no additions, deletions or corrections to the staff report. Mr. Logan requested the staff report be entered into the record in lieu of additional testimony. The record was entered without objection by Chairman Lee.

Mr. Sweger stated there had been several cases recently of large tracts being rezoned to AG. He asked if there was a trend. Mr. Hewitt stated the previous applicants had their own individual reason. He stated for this case the current use was nonconforming. Mr. Hewitt stated the RR zoning for the property was established before countywide zoning and the property can't be enlarged with the existing zoning. He added this gives the property owner the latitude to enlarge and that AG is the only zone for this and it is a conditional use permit.

Mr. David Strohmeier, Applicant, was present. He stated he needs to expand his facility. He stated this would allow him to have 29 RV sites, 32 sites for pop up campers and 20 primitive camping sites. He stated all existing RV site are full and he wants to expand 20 sites this year and 20 more later on. He stated he was in agreement with this staff report.

There was no one present in the audience to speak in favor or in opposition to the request.

A motion was made by Annie Metcalf to close the public hearing and adopt the staff report in lieu of a summary. The motion was seconded by Patti Cross and carried unanimously.

A motion was made by Mr. Booe to recommend approval of the request to Fiscal Court based on findings 1, 2 and 3. The motion was seconded by Ms. Cross and carried unanimously.

A motion was made by Ms. Cross to adjourn. The motion was seconded by Ms. Metcalf and carried unanimously.

_____Chairman Keith Lee

_____Recording Secretary
Dianna Rogers